

SIERRA PARK

PROPOSAL FOR NEW GOVERNING STRUCTURE

As reported at the Town Hall Meeting of April 14, 2012

Old Structure: Two boards, OFSRA & OFSHA, that used to function as one combined entity and last year were split to become two separate boards.

New Structure: Community Services District – (CSD)

Objective: Simpler and more efficient way of running the park.

What is a Community Services District? It is a legal, self-governing, independent agency that provides community services. Examples of successful nearby CSD's are Twain Harte and Groveland.

Overview of what a CSD could do for us – the property owners:

1. Provide services – water, garbage, roads, snow removal, common area maintenance,
2. Represent all lot owners
3. Submit a budget to lot owners for approval
4. Collect operating funds, with the legal ability to enforce collection
5. Does not require CC&R's
6. Serve the needs of our community as guided by the members of the CSD (property owners)

How does it work? The property owners would elect a single board of 5 to 7 people whose responsibility it is to manage the services for the members of the CSD.

If we make this change, **what happens to the existing structure?** OFSRA would still own the timber land, and would function independently of CSD. OFSRA would transfer ownership of water, roads, etc. to the CSD, and would no longer be responsible for providing services. CSD would become the service provider, avoiding the costs and requirements of CA Public Utilities Commission (CPUC) regulation.

Forming a CSD appears to be an effective way of serving the needs of our community while representing all property owners. A **Community Services District** is a legal entity that takes approximately four months to establish. It can be structured to include the services that the members of the CSD desire, and can be funded by the monies collected by the CSD as approved by its membership. If there is a desire by the Sierra Park property owners to implement a CSD, it can be accomplished.

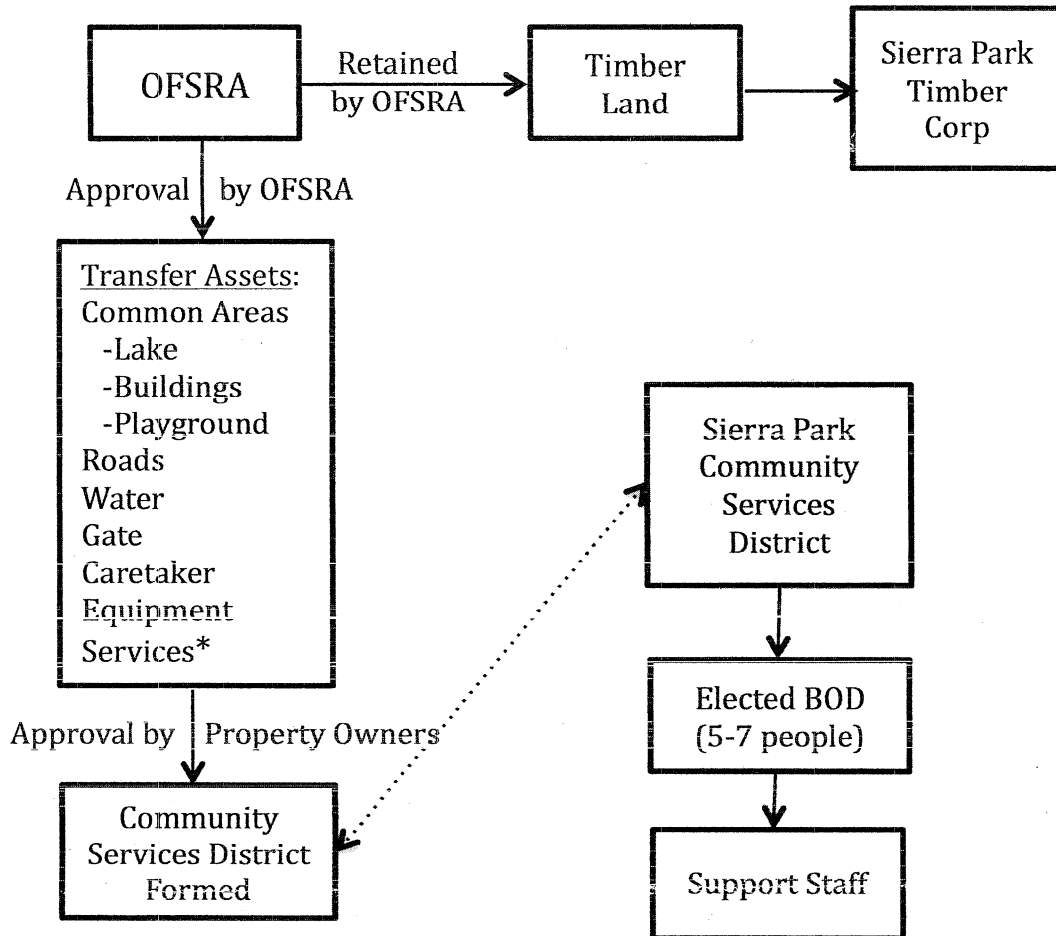
Please make your wishes known. Your vote is instrumental in the future direction of this park. If you are not able to come to the May annual meeting please arrange for the voting of your proxy.

Let's work together to accomplish a common goal.

Questions? Call Michael Lechner at 408-309-6015 (after 6:30 PM, please)

Transition Plan Proposal:

The SP Community Services District would be a self-governing organization to be modeled after similar districts in Twain Harte and Groveland¹. It could include services and assets as directed by property owners.



*Services: garbage, snowplowing, pine needle disposal

¹ Additional information at:

<http://www.guidetogov.org/ca/state/overview/districts.html>

<http://www.twainhartecsd.com/>

<http://www.gcsd.org/>

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